WARRANTY DEED

Karen Johnson
Batch # 1330406
10/06/2025 08 38 16 AM
Fees $13 00 Taxes $1,498 50

Davidson County
DEEDWARR
2 pgs

20251006-0079313

File No EB-25-11312

STATE OF ~~TENNESSEE~~ Kentucky
COUNTY OF ~~DAVIDSON~~ Warren

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

SUSAN E. CORDOVA NOTARY PUBLIC COMMISSION # KYNP50701 EXP 07/02/2026 STATE AT LARGE, KENTUCKY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Stockell Residential Real Estate Partners	Stockell Residential Real Estate Partners	
(NAME)	(NAME)	
1212 Laurel Street, #505	1212 Laurel St, #505	082-07-0-062 00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Daniel Lochrie, a single person**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stockell Residential Real Estate Partners**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT.

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of A.V.S. Lindsley Lots in East Nashville of record in Plat Book 57, Page 25, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 97 fronts 50 feet on the Westerly side of Stockell Street, and runs back between parallel lines 174 1/2 feet to an alley.

Being the same property conveyed to Daniel Lochrie, a single person by Warranty Deed from Lisa Ann Gusty, unmarried of record in Instrument No. 20170420-0038728 Register's Office for Davidson County, Tennessee, dated April 18, 2017 and recorded on April 20, 2017.

This is property more commonly known as 818 Stockell Street, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO. (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter, and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

Witness my/our hand this 2nd day of October, 2025.

Daniel Lochrie

Daniel Lochrie

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of October, 2025, before me personally appeared Daniel Lochrie, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed

Witness my hand, at office, this 2nd day of October, 2025.

Notary Signature
My commission expires. May 8, 2028

Andrew Suzore
State of Tennessee Notary Public
Davidson County